

WARRANTY DEED

JUL 26 9 48 AM '90

ROMAN L. SWATZYNA and NORMA W. SWATZYNA
Grantors

RECORDED 7/26/90
DEED BOOK 227
PAGE 668
W.E. DAVIS CH.CLK.

To

ROLAND M. SHARP and wife, LINDA S. SHARP
Grantees

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, we, ROMAN L. SWATZYNA and NORMA W. SWATZYNA, the undersigned Grantors, do hereby sell, convey and warrant unto the above Grantees, ROLAND M. SHARP and wife, LINDA S. SHARP, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 45, Section B, Whitten Place Subdivision, situated in Section 27, Township 1 South, Range 7 West, as per plat thereof recorded in Plat Book 25, Pages 39-41, in the office of the Chancery Clerk of DeSoto County, Mississippi.

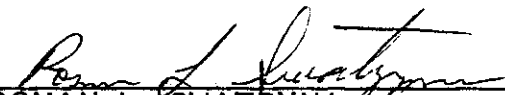

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by the undersigned, in favor of National Mortgage Company, dated March 2, 1987, and recorded in Book 393, Page 437, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of \$88,773.28, and Grantees take subject to said loan.

Grantors hereby authorize the transfer of this loan from their names into Grantees' name and Grantors hereby set over and assign unto Grantees without charge all escrow funds now held by National Mortgage Company in connection with loan made by same on the above described property.

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record.

The Grantees herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1990.

WITNESS the signature of the Grantors, this the 25th day of July, 1990.

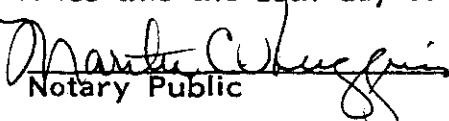

ROMAN L. SWATZYNA

NORMA W. SWATZYNA

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named ROMAN L. SWATZYNA and NORMA W. SWATZYNA, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 25th day of July, 1990.

My Commission expires:
November 28, 1991


Notary Public

Grantors' Address & Phone:

6788 Watergrove Dr., Memphis, TN 38119
(HOME) 754-8840 (WORK) 797-5752

Grantees' Address & Phone:

3505 Hillsdale Drive, Olive Branch, MS 38654
(HOME) 393-0518 (WORK) 362-3320

